

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF PENNSYLVANIA**

**IN RE:**      **Thomas Dooner,** :      **Chapter 13**  
                  **Debtor**                :      **Case No. 16-16432-elf**

## ORDER

AND NOW, this 13th day of October, 2016, upon consideration of The Delaware County Tax Claim Bureau's Motion for Relief from the Automatic Stay and after the opportunity for a response thereto and a hearing thereon, it is hereby ORDERED that the Motion for Relief from the Automatic Stay is hereby GRANTED and the Automatic Stay of all proceedings, as provided under 362 of the Bankruptcy Code 11 U.S.C. §362 is modified with respect to the real property located at 400 Essex Road, Norwood, Pennsylvania, bearing Folio No.: 31-00-00440-00, as to allow the Movant to sell said real property at the next County Tax Sale and to take any legal or consensual action for enforcement of its right to such sale; and it is further

**ORDERED** that if this Order is recorded in compliance with applicable state laws governing notices of interests or liens in real property, this Order shall be binding in any other case under this Title purporting to affect the Property filed within two (2) years from the date of this Order and said filing shall not trigger the automatic stay under 11 U.S.C. §362(a) as to the real property located at 400 Essex Road, Norwood, Pennsylvania, bearing Folio No.: 31-00-00440-00, unless the debtor(s) in that subsequent case obtains a further Order of this court, based upon changed circumstances or for good cause shown, to implement the Automatic Stay provisions of 11 U.S.C. §362; and it is further

**ORDERED** that Rule 4001(a)(3) is not applicable and the Delaware County Tax Claim Bureau may immediately enforce and implement this Order granting relief from the automatic stay. **Order to be enforced.**

## **Order entered by default.**

*[Handwritten signature]*

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**CHIEF JUDGE ERIC L. FRANK,  
UNITED STATES BANKRUPTCY JUDGE**